

MANAGEMENT CERTIFICATE

KIRKWOOD SUBDIVISION PROPERTY OWNERS ASSOCIATION, INC.

The undersigned, being an Officer of Kirkwood Subdivision Property Owners Association, Inc. (the "Association"), and in accordance with Section 209.004 of the Texas Property Code, does hereby certify as follows:

1. The name of the subdivision is Kirkwood (the "Subdivision Development").
2. The name of the Association is Kirkwood Subdivision Property Owners Association, Inc. (the "Association").
3. The recording data for the Subdivision Development is as follows:

Kirkwood Subdivision, Unit 1, a subdivision in Comal County, Texas, according to the Map or Plat thereof recorded at Volume 7, Page 11 and the resubdivision according to the Map or Plat thereof recorded at Volume 8, Page 354 of the Map and Plat Records of Comal County, Texas.

Kirkwood Subdivision, Unit II, a subdivision in Comal County, Texas, according to the Map or Plat thereof recorded at Volume 11, Page 263 of the Map and Plat Records of Comal County, Texas.

4. The recording data for the declaration applicable to the Subdivision Development, and all amendments thereto, is as follows:

Restrictive Covenants of Kirkwood Subdivision Unit 1, recorded at Document No. 229413 of the Official Public Records of Travis County, Texas.

Amended Restrictive Covenants of Kirkwood Subdivision Unit 1, recorded at Document No. 262949 in the Official Public Records of Comal County, Texas.

Declaration of Covenants and Restrictions for Kirkwood Subdivision, Unit II, recorded at Document No. 9606006547 of the Official Public Records of Comal County, Texas.

Third Amended Restrictive Covenants of Kirkwood Subdivision Unit 1, recorded at Document No. 9606024590 of the Official Public Records of Comal County, Texas.

Fourth Amended Restrictive Covenants of Kirkwood Subdivision, Unit 1, Comal County, Texas, recorded at Document No. 9706007355 of the Official Public Records of Comal County, Texas.

Fifth Amended Restrictive Covenants of Kirkwood Subdivision, Unit 1, Comal County, Texas, recorded at Document No. 200006002048 of the Official Public Records of Comal County, Texas.

Sixth Amended Restrictive Covenants of Kirkwood Subdivision, Unit 1, Comal County, Texas, recorded at Document No. 200106026173 of the Official Public Records of Comal County, Texas.

Amended and Restated Declaration of Covenants, Conditions and Restrictions of Kirkwood Subdivision, Unit 1, recorded at Document No. 200306039957 of the Official Public Records of Comal County, Texas.

Sixth Amended and Restated Bylaws of Kirkwood Subdivision Property Owners Association, Inc., recorded at Document No. 202106061080 and at Document No. 202106062567 in the Official Public Records of Comal County, Texas.

First Amendment to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Kirkwood Subdivision, Unit 1, recorded at Document No. 202106061081 and at Document No. 202106062568 in the Official Public Records of Comal County, Texas.

5. The name and mailing address of the Association is:

Kirkwood Subdivision Property Owners Association, Inc.
1312 Patio Drive
New Braunfels, TX 78130
6. The name, mailing address, telephone number, and email address of the person or entity managing the Association is:

Kirkwood Subdivision Property Owners Association, Inc.
1312 Patio Drive
New Braunfels, TX 78130
Tel: (830) 832-7546
Email: kspoanb@gmail.com
7. Pursuant to Texas Property Code Section 207.006(a), the Association is not required to make its dedicatory instruments available on an Internet website.
8. The following described fees are charged by the Association in relation to a property transfer in the Subdivision Development:

Property Transfer Fee	\$100.00
Resale Certificate	\$350.00
Reserve Fund Contribution	25% of annual regular assessment

This Management Certificate is effective as of the 17 day of May, 2022.

KIRKWOOD SUBDIVISION PROPERTY OWNERS
ASSOCIATION, INC., a Texas nonprofit corporation

By: Lauren Williams
Name: LAUREN WILLIAMS
Title: SECRETARY

THE STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on 17 day of May, 2022, by
LAUREN WILLIAMS, SECRETARY for Kirkwood Subdivision Property Owners
Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.

[Signature]
Notary Public Signature

[SEAL]

AFTER RECORDING RETURN TO:

Gregory S. Cagle
CAGLE PUGH, LTD., LLP
4301 Westbank Dr. A-150
Austin, Texas 78746

